



OFFICE OF THE
UTAH COUNTY AUDITOR
NOTICE OF TAX SALE



March 16, 2016

OWNER OF RECORD:

PROVO CANYON MINING COMPANY
%TURLEY, STEVE OWNER
1480 S STATE ST
PROVO, UT 84606-6406

TAX DISTRICT:
(110) PROVO CITY
SERIAL NUMBER:
98:110:0151

LEGAL DESCRIPTION:

PROVO (PCMC) PIT PN 838 PARCEL 20-013-0001; PROVO (PCMC) PIT PN 82886 PARCEL 20-013-0018; PROVO (PCMC) PIT PN 82885 PARCEL 20-013-0019; PROVO (PCMC) PIT PN 82884 PARCEL 20-013-0020

Tax Year	Balance	Penalty	Interest	Fees	Total
2011	878.01	21.95	276.09	0.00	1,176.05
2012	904.56	22.61	219.53	0.00	1,146.70
2013	876.59	21.91	149.85	0.00	1,048.35
2014	818.95	20.47	81.24	0.00	920.66
2015	853.70	21.34	23.43	0.00	898.47
Total	4,331.81	108.28	750.14	0.00	5,190.23
Administrative Fee					165.00
Total Amount if paid as of 5/19/2016					5,355.23

Utah County, on the 19th day of May, 2016, at 10:00 A.M. in the Health and Justice Building, Room 2500, 151 S. University Ave., Provo, Utah, will offer for public auction and sell to the highest bidder for cash, under the provisions of Section 59-2-1351.1, the above described property located in the county and now delinquent and subject to tax sale. A bid for less than the total amount of taxes, interest, penalty and administrative costs which are a charge upon the property will not be accepted. PAYMENT MUST BE BY CASH OR CERTIFIED CHECK, WE WILL NOT ACCEPT PERSONAL CHECKS.

You have been sent this Notice of Tax Sale because you are listed on the records of Utah County as the record fee owner of the property or there is reason to believe that the sale of the property might affect you or your property. FOR ASSISTANCE OR INFORMATION CALL (801) 851-8236.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this 16th day of March 2016.

For questions regarding the Tax Sale procedure, you may visit the Utah County Auditor's web site at: <http://www.utahcounty.gov/taxsale>

BRYAN E. THOMPSON, Utah County Auditor
100 East Center Street Suite 3600
Provo, Utah 84606

* For a payoff amount prior to 5/19/2016, Contact the County Treasurer at 801-851-8255

Utah County Commission
Larry Ellertson, Chair
100 East Center Street, #2300
Provo, Utah 84606

Utah County Clerk/Auditor
Burt Harvey, Tax Administration
100 East Center Street, #3600
Provo, Utah 84606

Utah County Attorney
Paul Jones, Attorney
100 East Center Street, #2400
Provo, Utah 84606

May 27, 2016

HAND DELIVERED

UTAH COUNTY ATTORNEY
CIVIL DIVISION

'16 JUN -1 AM 0:28

RE: Property tax sale protest (appeal to overturn actions related to tax sale)

Commissioner Ellertson,


We, the undersigned, protest the tax sale of the following parcels:

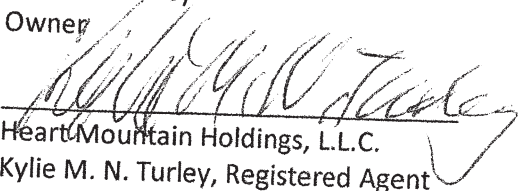
- 35:506:0001,
- 35:506:0002,
- 98:110:0151,
- 20:013:0001,
- 20:013:0017,
- 20:013:0018,
- 20:013:0019,
- 20:013:0020.

Utah County failed to protect the rights of all parties and failed to provide proper notice. Utah County failed to give notice to all property owners and others with substantial interests in the parcels of property and we challenge the above-referenced tax sales on due process grounds, violation of Utah County Code 21-5, and Utah Code Annotated Title 59.


We ask for a hearing to bring to the attention of the Utah County Commissioners that Utah County failed to notify us, as a necessary party, that the above-referenced parcels of property was included in a tax sale. We petition the Utah County Commission to invalidate the sale for the affected parcels.

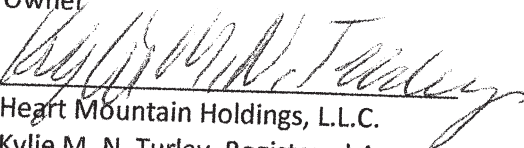
Parcel Serial Number: 35:506:0001


Steven C Turley
Owner



Heart Mountain Holdings, L.L.C.
Kylie M. N. Turley, Registered Agent


Parcel Serial Number: 35:506:0002

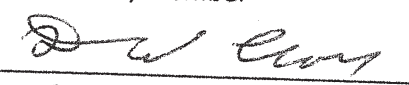

Steven C Turley
Owner



Heart Mountain Holdings, L.L.C.
Kylie M. N. Turley, Registered Agent

Parcel Serial Numbers: 98:110:0151,
20:013:0001,
20:013:0017,
20:013:0018,
20:013:0019,
20:013:0020,


Provo Canyon Mining Company
Steve Turley, Manager


Four Seas Investment Company
David Close, Member


Four Seas Investment Company
David Close, for the Estate of Wayne Close


Provo Abstract Company, Trustee
Michael Crandall

7013 2630 0000 2779 7614

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

PROVO CANYON MINING COMPANY
%TURLEY STEVE OWNER
1480 S STATE ST
PROVO UT 84606-6406

PS Form 3800, August 2006

See Reverse for Instructions



USPS Tracking



Customer Service ›
Have questions? We're here to help.



Get Easy Tracking Updates ›
Sign up for My USPS.

Tracking Number: 70132630000027797619



Delivered

Updated Delivery Day: Friday, March 18, 2016

Product & Tracking Information

Postal Product:

Features:

Certified Mail

Available Actions

Text Updates

Email Updates

DATE & TIME	STATUS OF ITEM	LOCATION
April 11, 2016, 3:30 pm	Delivered	PROVO, UT 84606

Your item was delivered at 3:30 pm on April 11, 2016 in PROVO, UT 84606.

April 5, 2016, 12:17 pm	Available for Pickup	PROVO, UT 84606
March 18, 2016, 10:55 am	Notice Left (No Authorized Recipient Available)	PROVO, UT 84606
March 18, 2016, 8:42 am	Out for Delivery	PROVO, UT 84605
March 18, 2016, 8:32 am	Sorting Complete	PROVO, UT 84605
March 18, 2016, 7:57 am	Arrived at Unit	PROVO, UT 84605
March 18, 2016, 4:27 am	Departed USPS Facility	PROVO, UT 84605
March 16, 2016, 9:47 pm	Arrived at USPS Facility	PROVO, UT 84605

Track Another Package

Tracking (or receipt) number

Track It

Manage Incoming Packages

Track all your packages from a dashboard.
No tracking numbers necessary.

Sign up for My USPS ›



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TURLEY, STEVEN C
816 E 900 S
PROVO UT 84606-5004

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

STEVE TURLEY

C. Date of Delivery

4-12-16

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7013 2630 0000 2779 4106

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

19th day of May 2016, at 10:00 A.M., in the Utah County Health and Justice Building, Room 2500, 151 S. University Ave., Provo, Utah,

98:110:0151 (110) PROVO CANYON MINING COMPANY %TURLEY, STEVE OWNER 1480 S STATE ST
PROVO, UT 84606-6406 Total redemption if paid as of 5/19/2016 ... 5,520.23

PROVO (PCMC) PIT PN 838 PARCEL 20-013-0001; PROVO (PCMC) PIT PN 82886 PARCEL 20-013-0018;
PROVO (PCMC) PIT PN 82885 PARCEL 20-013-0019; PROVO (PCMC) PIT PN 82884 PARCEL 20-013-0020

(Point of Mountain? No longer a valid ID #) 98:025:0091 (025) GREAT WESTERN MINING COMPANY LLC
%TOLTON, KEVIN D 1445 SKYLINE DR BOUNTIFUL, UT 84010 Total redemption if paid as of 5/19/2016 ...
686.00

(Eureka) 98:125:0180 (125) AUERBACH, FRED F 38180 DEL WEBB BLVD # 119 PALM DESERT, CA
92211-1256 Total redemption if paid as of 5/19/2016 ... 3,201.61

(Eureka) 98:125:0261 (125) THARP, A VERN JR (ET AL) 5040 ACOMA ST DENVER, CO 80216-2010 Total
redemption if paid as of 5/19/2016 ... 1,796.47

Buch Vancan

NOTICE OF TAX SALE

NOTICE OF TAX SALE Notice is hereby given that on the 19th day of May 2016, at 10:00 A.M., in the Utah County Health and Justice Building, Room 2500, 151 S. University Ave., Provo, Utah, I will offer for sale at public auction and sell to the highest bidder for cash, under the provisions of Section 59-2-1351.1, the following described real estate or property located in the County and now delinquent and subject to tax sale. A bid for less than the total amount of taxes, interest, penalty and administrative costs, which are a charge upon the real estate, will not be accepted. All properties that are purchased must be cleared through the County Treasurer's office no later than sixty minutes after the last property sold or they will be subject to resale. A \$165.00 administrative fee has been added to the total of each of the properties. Note: The address listed is the mailing address and not necessarily the property address. These properties will be listed on our web site at <http://utahcounty.gov/TaxSale/index.html> PAYMENT MUST BE BY CASH OR CERTIFIED CHECK. WE WILL NOT ACCEPT PERSONAL CHECKS.

19th day of May 2016, at 10:00 A.M., in the Utah County Health and Justice Building, Room 2500, 151 S. University Ave., Provo, Utah,

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2016 Annual May Tax Sale - List of Delinquent Parcels

Property#	Parcel Num	City/Area	Acreage	Owner of Record	Opening Bid	Bid Method
1	110540581	ALPINE CITY	0.047888	SUTTON, QUINN J & MARTHA L BRANIGAN	\$387.38	Preferred Sale
2	140130198	PLEASANT GROVE CITY	0.026	UTAH VALLEY REAL ESTATE LLC	\$287.61	Preferred Sale
3	260380105	SPRINGVILLE CITY	0.110598	ZAMORA, JESUS & RUTH	\$4,885.90	Preferred Sale
4	590440095	EAGLE MOUNTAIN	0	LEGENDS LAND AND RANCH LLC	\$189.25	Preferred Sale
5	020560036	AMERICAN FORK CITY	0.025591	GOODWIN, JESSIE LAVAR	\$266.08	Bid-up
6	020560037	AMERICAN FORK CITY	0.001961	GOODWIN, JESSIE LAVAR	\$263.60	Bid-up
7	040660009	PROVO CITY	0.17	DRUKMAN PROPERTIES LLC (ET AL)	\$4,460.19	Bid-up
8	040660027	PROVO CITY	0.003471	DRUKMAN PROPERTIES LLC (ET AL)	\$309.57	Bid-up
9	060130024	SPRINGVILLE CITY	0.017631	OTTESSEN, STEPHEN M & JENNIFER N	\$275.84	Bid-up
10	110540391	ALPINE CITY	0.0597169	SUTTON, QUINN J & MARTHA L BRANIGAN	\$705.82	Bid-up
11	120470068	LEHI CITY	0.033338	MOLINOS, CARMINA O & MICHAEL S	\$303.72	Bid-up
12	130580199	AMERICAN FORK CITY	0.030607	LA CARRETTA II RESTAURANT LLC	\$1,072.88	Bid-up
13	140200127	PLEASANT GROVE CITY	0.017643	MATTHEWS, HANNAH BETH M	\$271.77	Bid-up
14	140220224	AMERICAN FORK CITY	0.019389	LUNDIN, JOHN	\$291.27	Bid-up
15	170940208	OREM CITY	0.090072	ARROYO, MONICA	\$582.65	Bid-up
16	180490025	OREM CITY	0.04	EASEMENT LAND LLC (ET AL)	\$1,536.70	Bid-up
17	190010178	OREM CITY	0.04	WIXOM, CLYDE & ANNETTE	\$265.60	Bid-up
18	190290031	OREM CITY	0.01	MILLER, MATTHEW EARL & ELAINE M	\$293.79	Bid-up
19	200140071	PROVO CITY	0.62981	TURLEY, STEVEN C & KYLIE M N	\$1,371.35	Bid-up
20	200140074	PROVO CITY	6.641657	TURLEY, STEVEN C & KYLIE M N	\$37,943.93	Bid-up
21	230470137	SPRINGVILLE CITY	0.009315	FIGUEROA, MAYRA	\$263.09	Bid-up
22	270920102	MAPLETON CITY	0.64	OLSEN, LORRAINE H	\$13,535.92	Bid-up
23	300040012	SALEM CITY	0.04	PARSONS, ALAN	\$299.56	Bid-up
24	330570001	NEBO SCHOOL DIST S/A 6-8-9	1.55	CBJS THRIVE LLC	\$307.26	Bid-up
25	330570004	NEBO SCHOOL DIST S/A 6-8-9	0.88	CBJS THRIVE LLC	\$276.75	Bid-up
26	330750004	NEBO SCHOOL DIST S/A 6-8-9	40.	HAUSA, FRANK	\$1,079.63	Bid-up
27	340420073	ALPINE CITY	0.001381	JD ONE LLC	\$259.46	Bid-up
28	355060001	PROVO CITY	0.153	TURLEY, STEVEN C	\$5,435.57	Undivided Int
29	355060002	PROVO CITY	0.138	TURLEY, STEVEN C	\$5,387.18	Undivided Int
30	441760006	SPRINGVILLE CITY	0.003778	HILL ERICKSON LLC	\$263.09	Bid-up
31	441760007	SPRINGVILLE CITY	0.014717	HILL ERICKSON LLC	\$263.09	Bid-up
32	524430149	PROVO CITY	0.04	LEDBETTER, LYAN R & KATHIE H	\$303.39	Bid-up
33	524430150	PROVO CITY	0.34	LEDBETTER, LYAN R & KATHIE H	\$1,689.48	Bid-up
34	610680011	NEBO SCHOOL DIST S/A 6-8-9	36.319	DUSENBERY, ABRAHAM O	\$5,419.21	Bid-up
35	980250000	NORTH OF CO WILSON S/A 6-8-9	0	BOLEY, E H ET AL	\$351.27	Bid-up
36	981100151	PROVO CITY	0.01	PROVO CANYON MINING COMPANY	\$5,355.23	Bid-up



Jamie Evans <jamie@evansgrader.com>

Notice of assessments for Provo Canyon Mining Company 2008-16

1 message

Curtis Williams <curtiswilliams@utah.gov>

Wed, Jun 15, 2016 at 10:15 AM

To: jamie@evansgrader.com

Cc: Michael Healy <mhealy@utah.gov>

Each year, landowners that are assessed by the state rather than the county receive a "Notice of Assessment", which the division sends out on May 1. These assessments are then turned over to the counties who do the billings for these assessments along with their county assessed property tax billings. I've attached a file with the Notice of Assessment reports sent to Provo Canyon Mining Company from 2008-16.

Please let me know if you have any additional questions.

--

Curtis Williams
Tax Appraisal Specialist
Utah State Tax Commission / Property Tax Division
Phone: 801-297-3633
Fax: 801-297-3699



Provo Canyon Mining Company Assessments.pdf
236K



DIVISION OF CORPORATIONS AND COMMERCIAL CODE
BUSINESS SEARCH

PROVO CANYON MINING COMPANY, L.L.C.

[Update this Business](#)

Entity Number: 6755599-0160

Company Type: LLC - Domestic

Address: 1480 SOUTH STATE STREET PROVO, UT 84606

State of Origin:

Registered Agent: STEVE TURLEY

Registered Agent Address:

1480 SOUTH STATE STREET

PROVO, UT 84606

[View Management Team](#)

Status: Active

[Purchase Certificate of Existence](#)

Status: Active as of 11/16/2015

Renew By: 09/30/2016

Status Description: Good Standing

The "Good Standing" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah

History

[View Filed Documents](#)

Registration Date: 09/17/2007

Last Renewed: 11/16/2015

Additional Information

NAICS Code: 5313 **NAICS Title:** 5313-Activities Related to Real Estate

[<< Back to Search Results](#)

Search by:

[Business Name](#)

[Number](#)

[Executive Name](#)

[Search Hints](#)

Business Name:



UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
CAPITALIZED NET REVENUE (CNR)

2016

PT-31CLL
Rev. 12/2015

TAXPAYER INFORMATION

UTAH TAX ACCOUNT NAME		UTAH TAX ACCOUNT ID
UNIT NAME	UNIT NUMBER	COUNTY

	DESCRIPTION [a]	SCHEDULE NUMBER [b]	AMOUNT [c]
GROSS INCOME			
1	Gross mineral sales	1	
2	Self-consumed minerals - Using representative sales	2	
3	Premiums, bonuses, and subsidies		
4	Interest income		
5	Other income	5	
6	Total (add lines 1 through 5)		
ALLOWABLE COSTS			
7	Salaries and wages		
8	Payroll taxes and employee benefits		
9	Workers compensation insurance		
10	General insurance		
11	Sales and use taxes		
12	Supplies and tools		
13	Utilities		
14	Maintenance and repairs		
15	Office and accounting		
16	Legal fees		
17	Exempt royalties	17	
18	Fuel		
19	Transportation		
20	Miscellaneous costs*	20	
21	Subtotal (add lines 7 through 20)		

FOOTNOTES

- Miscellaneous Costs:** See Income Questionnaire Instructions
- Costs Not Allowed:**
 - Interest expense
 - Bank charges
 - Depletion
 - Amortization
 - Corporate overhead or other costs not directly related to the operation of the mining property.
- Costs Calculated by the Property Tax Division:**
 - Federal income tax
 - State income tax
 - Property tax
 - Depreciation



UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
CNR SCHEDULES (PAGE 1)

2016
PT-31NMT
Rev. 12/2015

TAXPAYER INFORMATION

UTAH TAX ACCOUNT NAME		UTAH TAX ACCOUNT ID
UNIT NAME	UNIT NUMBER	COUNTY

SCHEDULE 1: GROSS MINERAL SALES

	MINERAL TYPE [a]	UNITS SOLD [b]	UNIT TYPE [c]	VALUE/ UNIT [d]	AMOUNT RECEIVED [e]
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18	Total gross mineral sales (enter on line 1)				

SCHEDULE 2: SELF-CONSUMED MINERALS (USING REPRESENTATIVE SALES)

	MINERAL TYPE [a]	UNITS SOLD [b]	UNIT TYPE [c]	VALUE/ UNIT [d]	AMOUNT RECEIVED [e]
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35	Total self-consumed mineral sales (enter on line 2)				



Jamie Evans <jamie@evansgrader.com>

Notice of assessments for Provo Canyon Mining Company 2008-161 message

Curtis Williams <curtiswilliams@utah.gov>

Wed, Jun 15, 2016 at 10:15 AM

To: jamie@evansgrader.com

Cc: Michael Healy <mhealy@utah.gov>

Each year, landowners that are assessed by the state rather than the county receive a "Notice of Assessment", which the division sends out on May 1. These assessments are then turned over to the counties who do the billings for these assessments along with their county assessed property tax billings. I've attached a file with the Notice of Assessment reports sent to Provo Canyon Mining Company from 2008-16.

Please let me know if you have any additional questions.

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Curtis Williams

Tax Appraisal Specialist

Utah State Tax Commission / Property Tax Division

Phone: 801-297-3633

Fax: 801-297-3699

**Provo Canyon Mining Company Assessments.pdf**

236K



Utah State Tax Commission
Property Tax Division
2008 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

AY: 2008	County: UTAH	Tax Area: 110 - 0000	TP #: 13467	County Key:
Property Name: PROVO CYN (PCMC) PIT				Property Number: 838
Unit Name: PROVE CYN (PCMC) PIT				Unit Number: 100292
Parcel Number: 20-013-0001				Tp Prop Id:
Survey Number:				Parcel Acres: 24.120
Location: T6S R3E SEC 6 SLBM				Mine Acres: 24.120
				Operator Acres:
Comments (may be truncated for report display):				Ownership %: 100.0000%
LAND OWNED BY PROVO CANYON MINING COMPANY (13467) LEASED TO VAN ROCK LLC (13068)				
Land Taxable Value:				\$68,742
Improvement Taxable Value:				\$0
Personal Property Taxable Value:				\$0
CWIP Taxable Value:				\$0
Total Taxable Value:				\$68,742
Total Tax Area Land Taxable Value:				\$68,742
Total Tax Area 110 - 0000 Taxable Value:				\$68,742

TOTAL UTAH COUNTY TAXABLE VALUE:	\$68,742
TOTAL PROVO CANYON MINING COMPANY TAXABLE VALUE:	\$68,742



Utah State Tax Commission
Property Tax Division
2008 NOTICE OF VALUATION
SUMMARY BY PROPERTY
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

The Utah State Tax Commission has determined your properties to have the taxable values as of January 1, 2008 pursuant to Utah Code Ann. 59-2-201.

Attached is a copy of our valuation for your review. Included is a Record of Assessment listing these taxable values by tax area. Instructions for your appeal rights are found at:
<http://propertytax.utah.gov/centrally-assessed-properties/appeals>.

Unit Name	Unit No.	County	Taxable Value
PROVE CYN (PCMC) PIT	100292	UTAH	\$68,742
TAXPAYER TOTAL			\$68,742



Utah State Tax Commission
Property Tax Division
2009 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

AY: 2009 County: UTAH Tax Area: 110 - 0000 TP #: 13467 County Key: 98-110-0141

Property Name: PROVO CYN (PCMC) PIT	Property Number: 838
Unit Name: PROVE CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0001	Tp Prop Id:
Survey Number:	Parcel Acres: 24.120
Location: T6S R3E SEC 6 SLBM	Mine Acres: 24.120
	Operator Acres:
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) LEASED TO VANROK LLC (13068)

Land Taxable Value:	\$68,742
Improvement Taxable Value:	\$0
Personal Property Taxable Value:	\$0
CWIP Taxable Value:	\$0
Total Taxable Value:	\$68,742

Total Tax Area Land Taxable Value: \$68,742

Total Tax Area 110 - 0000 Taxable Value: \$68,742

TOTAL UTAH COUNTY TAXABLE VALUE: \$68,742

TOTAL PROVO CANYON MINING COMPANY TAXABLE VALUE: \$68,742



Utah State Tax Commission
Property Tax Division
2009 NOTICE OF VALUATION
SUMMARY BY PROPERTY
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

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Unit Name	Unit No.	County	Taxable Value
PROVE CYN (PCMC) PIT	100292	UTAH	\$68,742
TAXPAYER TOTAL			\$68,742



Utah State Tax Commission
Property Tax Division
2010 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

AY: 2010 County: UTAH Tax Area: 125 - 0000 TP #: 13467 County Key:

Property Name: PROVO CYN (PCMC) PIT	Property Number: 838
Unit Name: PROVE CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0001	Tp Prop Id:
Survey Number:	Parcel Acres: 24.120
Location: T6S R3E SEC 6 SLBM	Mine Acres: 24.120
	Operator Acres:

Comments (may be truncated for report display):

Ownership %: 100.0000%

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) LEASED TO VANROK LLC (13068)

Land Taxable Value: \$68,742

Improvement Taxable Value: \$0

Personal Property Taxable Value: \$0

CWIP Taxable Value: \$0

Total Taxable Value: \$68,742

Total Tax Area Land Taxable Value: \$68,742

Total Tax Area 125 - 0000 Taxable Value: \$68,742

TOTAL UTAH COUNTY TAXABLE VALUE: \$68,742

TOTAL PROVO CANYON MINING COMPANY TAXABLE VALUE: \$68,742



Utah State Tax Commission
Property Tax Division
2010 NOTICE OF VALUATION
SUMMARY BY PROPERTY
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

The Utah State Tax Commission has determined your properties to have the taxable values as of January 1, 2010 pursuant to Utah Code Ann. 59-2-201.

Attached is a copy of our valuation for your review. Included is a Record of Assessment listing these taxable values by tax area. Instructions for your appeal rights are found at:
<http://propertytax.utah.gov/centrally-assessed-properties/appeals>.

Unit Name	Unit No.	County	Taxable Value
PROVE CYN (PCMC) PIT	100292	UTAH	\$68,742
TAXPAYER TOTAL			\$68,742



Utah State Tax Commission
Property Tax Division
2011 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

AY: 2011 County: UTAH Tax Area: 110 - 0000 TP #: 13467 County Key: 98-110-0141

Property Name: PROVO (PCMC) PIT	Property Number: 838
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0001	Tp Prop Id:
Survey Number:	Parcel Acres: 24.120
Location: T6S R3E SEC 6 SLBM	Mine Acres: 24.120
	Operator Acres: 0.000
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) LEASED TO WHITAKER CONSTRUCTION (13813)
VANROK LLC IS NO LONGER THE OPERATOR OF THE PIT AND IS NO LONGER IN BUSINESS

Land Taxable Value:	\$68,742
Improvement Taxable Value:	\$0
Personal Property Taxable Value:	\$0
CWIP Taxable Value:	\$0
Total Taxable Value:	\$68,742

Property Name: PROVO (PCMC) PIT	Property Number: 82886
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0018	Tp Prop Id:
Survey Number:	Parcel Acres: 0.226
Location: T6S R3E SEC 6 SLBM	Mine Acres: 0.226
	Operator Acres: 0.000
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PCMC (13467), LEASED TO WHITAKER CONSTRUCTION (13813)

Land Taxable Value:	\$644
Total Taxable Value:	\$644

Property Name: PROVO (PCMC) PIT	Property Number: 82885
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0019	Tp Prop Id:
Survey Number:	Parcel Acres: 0.810
Location: T6S R3E SEC 6 SLBM	Mine Acres: 0.810
	Operator Acres: 0.000
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PCMC (13467), LEASED TO WHITAKER CONSTRUCTION (13813)

Land Taxable Value:	\$2,308
Total Taxable Value:	\$2,308



Utah State Tax Commission
Property Tax Division
2011 NOTICE OF VALUATION
SUMMARY BY PROPERTY
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

The Utah State Tax Commission has determined your properties to have the taxable values as of January 1, 2011 pursuant to Utah Code Ann. 59-2-201.

Attached is a copy of our valuation for your review. Included is a Record of Assessment listing these taxable values by tax area. Instructions for your appeal rights are found at:
<http://propertytax.utah.gov/centrally-assessed-properties/appeals>.

Unit Name	Unit No.	County	Taxable Value
PROVO CYN (PCMC) PIT	100292	UTAH	\$74,572
TAXPAYER TOTAL			\$74,572

AY: 2011	County: UTAH	Tax Area: 110 - 0000	TP #: 13467	County Key: 98-110-0141
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Property Name: PROVO (PCMC) PIT	Property Number: 82884
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0020	Tp Prop Id:
Survey Number:	Parcel Acres: 1.010
Location: T6S R3E SEC 6 SLBM	Mine Acres: 1.010
	Operator Acres: 0.000
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PCMC (13467), LEASED TO WHITAKER CONSTRUCTION (13813)

Land Taxable Value:	\$2,878
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Total Taxable Value:	\$2,878
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Total Tax Area Land Taxable Value:	\$74,572
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Total Tax Area 110 - 0000 Taxable Value:	\$74,572
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TOTAL UTAH COUNTY TAXABLE VALUE:	\$74,572
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TOTAL PROVO CANYON MINING COMPANY TAXABLE VALUE:	\$74,572
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Utah State Tax Commission
Property Tax Division
2012 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

AY: 2012 County: UTAH Tax Area: 110 - 0000 TP #: 13467 County Key: 98-110-0151

Property Name: PROVO (PCMC) PIT	Property Number: 838
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0001	Tp Prop Id:
Survey Number:	Parcel Acres: 24.120
Location: T6S R3E SEC 6 SLBM	Mine Acres: 24.120
	Operator Acres: 24.120
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER
MINING. NOT CURRENTLY LEASED

Land Taxable Value:	\$68,742
Improvement Taxable Value:	\$0
Personal Property Taxable Value:	\$0
CWIP Taxable Value:	\$0
Total Taxable Value:	\$68,742

Property Name: PROVO (PCMC) PIT	Property Number: 82886
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0018	Tp Prop Id:
Survey Number:	Parcel Acres: 0.226
Location: T6S R3E SEC 6 SLBM	Mine Acres: 0.226
	Operator Acres: 0.226
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER
MINING. NOT CURRENTLY LEASED

Land Taxable Value:	\$644
Total Taxable Value:	\$644

Property Name: PROVO (PCMC) PIT	Property Number: 82885
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0019	Tp Prop Id:
Survey Number:	Parcel Acres: 0.810
Location: T6S R3E SEC 6 SLBM	Mine Acres: 0.810
	Operator Acres: 0.810
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER
MINING. NOT CURRENTLY LEASED

Land Taxable Value:	\$2,308
Total Taxable Value:	\$2,308



Utah State Tax Commission
Property Tax Division
2012 NOTICE OF VALUATION
SUMMARY BY PROPERTY
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

The Utah State Tax Commission has determined your properties to have the taxable values as of January 1, 2012 pursuant to Utah Code Ann. 59-2-201.

Attached is a copy of our valuation for your review. Included is a Record of Assessment listing these taxable values by tax area. Instructions for your appeal rights are found at:
<http://propertytax.utah.gov/centrally-assessed-properties/appeals>.

Unit Name	Unit No.	County	Taxable Value
PROVO CYN (PCMC) PIT	100292	UTAH	\$74,572
TAXPAYER TOTAL			\$74,572



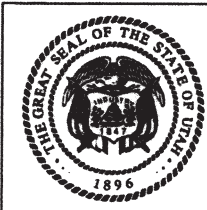
Utah State Tax Commission
Property Tax Division
2013 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

AY: 2013	County: UTAH	Tax Area: 110 - 0000	TP #: 13467	County Key: 98-110-0151
Property Name: PROVO (PCMC) PIT				Property Number: 838
Unit Name: PROVO CYN (PCMC) PIT				Unit Number: 100292
Parcel Number: 20-013-0001				Tp Prop Id:
Survey Number:				Parcel Acres: 24.120
Location: T6S R3E SEC 6 SLBM				Mine Acres: 24.120
				Operator Acres: 24.120
Comments (may be truncated for report display):				Ownership %: 100.0000%
LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER MINING. NOT CURRENTLY LEASED				
Land Taxable Value:				\$68,742
Improvement Taxable Value:				\$0
Personal Property Taxable Value:				\$0
CWIP Taxable Value:				\$0
Total Taxable Value:				\$68,742
Property Name: PROVO (PCMC) PIT				Property Number: 82886
Unit Name: PROVO CYN (PCMC) PIT				Unit Number: 100292
Parcel Number: 20-013-0018				Tp Prop Id:
Survey Number:				Parcel Acres: 0.226
Location: T6S R3E SEC 6 SLBM				Mine Acres: 0.226
				Operator Acres: 0.226
Comments (may be truncated for report display):				Ownership %: 100.0000%
LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER MINING. NOT CURRENTLY LEASED				
Land Taxable Value:				\$644
Total Taxable Value:				\$644
Property Name: PROVO (PCMC) PIT				Property Number: 82885
Unit Name: PROVO CYN (PCMC) PIT				Unit Number: 100292
Parcel Number: 20-013-0019				Tp Prop Id:
Survey Number:				Parcel Acres: 0.810
Location: T6S R3E SEC 6 SLBM				Mine Acres: 0.810
				Operator Acres: 0.810
Comments (may be truncated for report display):				Ownership %: 100.0000%
LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER MINING. NOT CURRENTLY LEASED				
Land Taxable Value:				\$2,308
Total Taxable Value:				\$2,308



Utah State Tax Commission
Property Tax Division
2014 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

STEVE TURLEY, OWNER
1480 S STATE ST
PROVO UT 84606

AY: 2014 County: UTAH Tax Area: 110 - 0000 TP #: 13467 County Key: 98-110-0151

Property Name: PROVO (PCMC) PIT **Property Number: 838**
Unit Name: PROVO CYN (PCMC) PIT Unit Number: 100292
Parcel Number: 20-013-0001 Tp Prop Id:
Survey Number: Parcel Acres: 24.120
Location: T6S R3E SEC 6 SLBM Mine Acres: 24.120
Operator Acres: 24.120
Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER
MINING. NOT CURRENTLY LEASED

Land Taxable Value: \$68,742
Improvement Taxable Value: \$0
Personal Property Taxable Value: \$0
CWIP Taxable Value: \$0
Total Taxable Value: \$68,742

Property Name: PROVO (PCMC) PIT **Property Number: 82886**
Unit Name: PROVO CYN (PCMC) PIT Unit Number: 100292
Parcel Number: 20-013-0018 Tp Prop Id:
Survey Number: Parcel Acres: 0.226
Location: T6S R3E SEC 6 SLBM Mine Acres: 0.226
Operator Acres: 0.226
Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER
MINING. NOT CURRENTLY LEASED

Land Taxable Value: \$644
Total Taxable Value: \$644

Property Name: PROVO (PCMC) PIT **Property Number: 82885**
Unit Name: PROVO CYN (PCMC) PIT Unit Number: 100292
Parcel Number: 20-013-0019 Tp Prop Id:
Survey Number: Parcel Acres: 0.810
Location: T6S R3E SEC 6 SLBM Mine Acres: 0.810
Operator Acres: 0.810
Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER
MINING. NOT CURRENTLY LEASED

Land Taxable Value: \$2,308
Total Taxable Value: \$2,308



Utah State Tax Commission
Property Tax Division
2015 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

STEVE TURLEY, OWNER
1480 S STATE ST
PROVO UT 84606

AY: 2015 County: UTAH Tax Area: 110 - 0000 TP #: 13467 County Key: 98-110-0151

Property Name: PROVO (PCMC) PIT	Property Number: 838
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0001	Tp Prop Id:
Survey Number:	Parcel Acres: 24.120
Location: T6S R3E SEC 6 SLBM	Mine Acres: 24.120
	Operator Acres: 24.120
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER MINING. NOT CURRENTLY LEASED

Land Taxable Value:	\$68,742
Improvement Taxable Value:	\$0
Personal Property Taxable Value:	\$0
CWIP Taxable Value:	\$0

Total Taxable Value:	\$68,742
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Property Name: PROVO (PCMC) PIT	Property Number: 82886
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0018	Tp Prop Id:
Survey Number:	Parcel Acres: 0.226
Location: T6S R3E SEC 6 SLBM	Mine Acres: 0.226
	Operator Acres: 0.226
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER MINING. NOT CURRENTLY LEASED

Land Taxable Value:	\$644
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Total Taxable Value:	\$644
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Property Name: PROVO (PCMC) PIT	Property Number: 82885
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0019	Tp Prop Id:
Survey Number:	Parcel Acres: 0.810
Location: T6S R3E SEC 6 SLBM	Mine Acres: 0.810
	Operator Acres: 0.810
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER MINING. NOT CURRENTLY LEASED

Land Taxable Value:	\$2,308
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Total Taxable Value:	\$2,308
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AY: 2015	County: UTAH	Tax Area: 110 - 0000	TP #: 13467	County Key: 98-110-0151
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Property Name: PROVO (PCMC) PIT	Property Number: 82884
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0020	Tp Prop Id:
Survey Number:	Parcel Acres: 1.010
Location: T6S R3E SEC 6 SLBM	Mine Acres: 1.010
	Operator Acres: 1.010
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER MINING. NOT CURRENTLY LEASED

Land Taxable Value:	\$2,878
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Total Taxable Value:	\$2,878
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Total Tax Area Land Taxable Value:	\$74,572
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Total Tax Area 110 - 0000 Taxable Value:	\$74,572
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TOTAL UTAH COUNTY TAXABLE VALUE:	\$74,572
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TOTAL PROVO CANYON MINING COMPANY TAXABLE VALUE:	\$74,572
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AY: 2014	County: UTAH	Tax Area: 110 - 0000	TP #: 13467	County Key: 98-110-0151
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Property Name: PROVO (PCMC) PIT	Property Number: 82884
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0020	Tp Prop Id:
Survey Number:	Parcel Acres: 1.010
Location: T6S R3E SEC 6 SLBM	Mine Acres: 1.010
	Operator Acres: 1.010
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER MINING. NOT CURRENTLY LEASED

Land Taxable Value:	\$2,878
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Total Taxable Value:	\$2,878
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Total Tax Area Land Taxable Value:	\$74,572
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Total Tax Area 110 - 0000 Taxable Value:	\$74,572
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TOTAL UTAH COUNTY TAXABLE VALUE:	\$74,572
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TOTAL PROVO CANYON MINING COMPANY TAXABLE VALUE:	\$74,572
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Utah State Tax Commission
Property Tax Division
2015 NOTICE OF VALUATION
SUMMARY BY PROPERTY
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

STEVE TURLEY, OWNER

1480 S STATE ST

PROVO UT 84606

The Utah State Tax Commission has determined your properties to have the taxable values as of January 1, 2015 pursuant to Utah Code Ann. 59-2-201.

Attached is a copy of our valuation for your review. Included is a Record of Assessment listing these taxable values by tax area. Instructions for your appeal rights are found at:
<http://propertytax.utah.gov/centrally-assessed-properties/appeals>.

Unit Name	Unit No.	County	Taxable Value
PROVO CYN (PCMC) PIT	100292	UTAH	\$74,572
TAXPAYER TOTAL			\$74,572



Utah State Tax Commission
Property Tax Division
2016 Notice of Valuation
DETAIL BY TAX AREA
Land Only

rtl.104

PROVO CANYON MINING COMPANY

Account Number: 14106375-002-PCA

County: Utah

Tax Area: 110-0000

County Key:

98-110-0151

Land Id:	82886	Claim Name:	20-013-0018		
PLSS:	6S 3E 6			Ownership %	100
County Acres:	0			Restoration %	5
State Assd Acres:	0.226			Value per Acre	\$3000.00

Total Taxable Value: \$644

Land Id:	838	Claim Name:	20-013-0001		
PLSS:	6S 3E 6			Ownership %	100
County Acres:	0			Restoration %	5
State Assd Acres:	24.12			Value per Acre	\$3000.00

Total Taxable Value: \$68,742

Land Id:	82884	Claim Name:	20-013-0020		
PLSS:	6S 3E 6			Ownership %	100
County Acres:	0			Restoration %	5
State Assd Acres:	1.01			Value per Acre	\$3000.00

Total Taxable Value: \$2,879

Land Id:	82885	Claim Name:	20-013-0019		
PLSS:	6S 3E 6			Ownership %	100
County Acres:	0			Restoration %	5
State Assd Acres:	0.81			Value per Acre	\$3000.00

Total Taxable Value: \$2,309

Tax Area Total: \$74,573

Total for County: Utah

County Total: \$74,573

Total for: PROVO CANYON MINING COMPANY

\$74,573



Utah State Tax Commission
Property Tax Division
2016 Notice of Valuation
SUMMARY BY PROPERTY
Land Only

rtl104

PROVO CANYON MINING COMPANY

Account Number: 14106375-002-PCA

Land Id	Parcel	Claim Name	County	Taxable Value
82886	20-013-0018	PROVO (PCMC) PIT	Utah	\$644
838	20-013-0001	PROVO (PCMC) PIT	Utah	\$68,742
82884	20-013-0020	PROVO (PCMC) PIT	Utah	\$2,879
82885	20-013-0019	PROVO (PCMC) PIT	Utah	\$2,309
TAXPAYER TOTAL				\$74,573

WHEN RECORDED. MAIL TO:

ENT 175871:2007 pg 1 of 9
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Dec 21 2:42 pm FEE 29.00 BY CO
RECORDED FOR PROVO ABSTRACT COMPANY

Space above This Line for Recorder's Use

TRUST DEED

THIS TRUST DEED, made effective this 1st day of September 2007, between Provo Canyon Mining Company, L.L.C., a Utah Limited Liability Company, as TRUSTOR, whose address is 389 North University, Provo, Utah, Provo Abstract Company, Inc., as TRUSTEE, and FOUR SEAS INVESTMENT COMPANY, a Nevada Limited Partnership, as BENEFICIARY,

WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Utah County, State of Utah:

Refer to Exhibit "A" for LEGAL DESCRIPTION of Provo Canyon property, UDOT property, and water deed.

Together with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power, and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits;

FOR THE PURPOSE OF SECURING (1) payment of the indebtedness evidenced by a promissory note of even date herewith, made by Trustor, payable to the order of beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

TO PROTECT THE SECURITY OF THIS TRUST DEED, TRUSTOR AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting said property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to do all other acts which

COURTESY RECORDING

This document is being recorded solely as a courtesy for the parties named herein. PROVO ABSTRACT COMPANY, INC. hereby disclaims any responsibility or liability for inaccuracies thereof.

from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general. Trustor further agrees:

- (a) To allow Beneficiary to inspect said property at all times during construction.
2. Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth facts showing a default by Trustor, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.
3. Provide and maintain insurance, of such type or types and amounts as Beneficiary may require, on the improvements now existing or hereafter erected or placed on said property. Such insurance shall be carried in companies approved by Beneficiary with loss payable clauses in favor of and in form acceptable to Beneficiary. In the event of loss, Trustor shall give immediate notice to Beneficiary, who may make proof of loss, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Beneficiary instead of to Trustor and Beneficiary jointly, and the insurance proceeds, or any part thereof, may be applied by Beneficiary, at its option to reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged.
4. To deliver to, pay for and maintain with Beneficiary until the indebtedness secured hereby is paid in full, such evidence of title as Beneficiary may require, including abstracts of title or policies of title insurance and any extensions or renewals thereof or supplements thereto.
5. To commence, appear in and defend any action or proceeding purporting to affect the security hereof, the title to said property, or the rights or powers of Beneficiary or Trustee; and should Beneficiary or Trustee elect to also appear in or defend any such action or proceeding to pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefor, including cost of evidence of title, and attorney fees in a reasonable sum incurred by Beneficiary or Trustee.
6. To pay at least 10 days before delinquency all taxes and assessments affecting said property, including all assessments upon water company stock and all rents, assessments and charges for water, appurtenant to or used in connection with said property; to pay, when due, all encumbrances, charges, and liens with interest, on said property or any part thereof, which at any time appear to be prior or superior hereto; to pay all costs, fees, and expenses of this Trust.
7. In the event any of the following events shall occur and be uncured: Trustor applies for or consents to the appointment of a receiver or trustee for it or any portion of its property, or if such a receiver or trustee is appointed for Trustor or its property and is not discharged within thirty (30) days after the date of such appointment, or Trustor makes an assignment for the benefit of creditors, or Trustor admits in writing its inability to pay its debts as they become due, or Trustor becomes insolvent, or a petition is filed by Trustor pursuant to any of the provisions of the Bankruptcy Code, 11 U.S.C. §§ 101 et seq., as amended, or any similar or successor statute, or such a petition is filed against Trustor which petition is not dismissed or

vacated within thirty (30) days after the date of such filing; or there is an attachment or sequestration of any of the property of Trustor and the same is not discharged or bonded within sixty (60) days.

8. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may declare all sums secured hereby to be immediately due and payable.

9. To pay immediately and without demand all sums expended hereunder by Beneficiary or Trustee, with interest from date of expenditure at the rate of ten percent (10%) per annum until paid, and the repayment thereof shall be secured hereby.

IT IS MUTUALLY AGREED THAT:

10. Should said property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, or in any other manner, Beneficiary shall be entitled to all compensation, awards, and other payments or relief therefor, and shall be entitled at its option to commence, appear in and prosecute in its own name, any action or proceedings, or to make any compromise or settlement, in connection with such taking or damage. All such compensation, awards, damages, rights of action and proceeds, including the proceeds of any policies of fire and other insurance affecting said property, are hereby assigned to Beneficiary, who may, after deducting therefrom all its expenses, including attorney's fees, apply the same on any indebtedness secured hereby. Trustor agrees to execute such further assignments of any compensation, award, damages, and rights of action and proceeds as Beneficiary or Trustee may require.

11. At any time and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Trust Deed and the note for endorsement (in case of full reconveyance, for cancellation and retention), without affecting the liability of any person for the payment of the indebtedness secured hereby, Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this Trust Deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of said property. The grantee in any reconveyance may be described as "the person or persons entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of truthfulness thereof. Trustor agrees to pay reasonable Trustee's fees for any of the services mentioned in this paragraph.

12. As additional security, Trustor hereby assigns Beneficiary during the continuance of these trusts, all rents, issues, royalties, and profits of the property affected by this Trust Deed and of any personal property located thereon. Until Trustor shall default in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, Trustor shall have the right to collect all such rents, issues, royalties, and profits earned prior to default as they become due and payable. If Trustor shall default as aforesaid, Trustor's right to collect any of such moneys shall cease and Beneficiary shall have the right, with or without taking possession of the property affected hereby, to collect all rents, royalties, issues, and profits. Failure or discontinuance of Beneficiary at any time or from time to time to collect any such moneys shall not in any manner affect the subsequent enforcement by Beneficiary of the right, power, and

authority to collect the same. Nothing contained herein, nor the exercise of the right by Beneficiary to collect, shall be, or be construed to be, an affirmation by Beneficiary of any tenancy, lease or option, nor an assumption of liability under, nor a subordination of the lien or charge of this Trust Deed to any such tenancy, lease or option.

13. Upon any default by Trustor hereunder, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court (Trustor hereby consenting to the appointment of Beneficiary as such receiver), and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue for or otherwise collect said rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine.

14. The entering upon and taking possession of said property, the collection of such rents, issues, and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking or damage of said property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

15. Trustor covenants and agrees that the acceptance by Beneficiary of any sum secured hereby after its due date, or in an amount less than the sum then due, shall not constitute a waiver by Beneficiary of its right to declare a default or exercise such other rights as herein provided for failure so to pay. No failure by Beneficiary to insist upon strict performance of any term, covenant or condition hereof, nor failure to exercise any right or remedy hereunder shall constitute a waiver of any such breach of such term, covenant or condition or of the later exercise of such right or remedy.

16. No remedy herein conferred upon or reserved to Trustee or Beneficiary is intended to be exclusive of any other remedy herein or by the law provided or permitted, but each shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute. Every power or remedy given by this instrument to Trustee or Beneficiary or to which either of them may be otherwise entitled may be exercised, concurrently or independently, from time to time and as often as may be deemed expedient by Trustee or Beneficiary, and either of them may pursue inconsistent remedies.

17. The failure on the part of Beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent default.

18. Time is of the essence hereof. Upon default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause said property to be sold to satisfy the obligations hereof, and Trustee shall file such notice for record in each county wherein said property or some part or parcel thereof is situated. Beneficiary also shall deposit with Trustee, the note and all documents evidencing expenditures secured hereby.

19. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of default and notice of sale having been given as then required by law. Trustee, without demand on Trustor, shall sell said property on the date and at the time and place designated in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder. the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause he deems expedient, postpone the sale from time to time until it shall be completed and, in every case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer than one day beyond the day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. Trustee shall execute and deliver to the purchaser its Deed conveying said property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale to payment of (1) the costs and expenses of exercising the power of sale and of the sale, including the payment of the Trustee's and attorney's fees; (2) cost of any evidence of title procured in connection with such sale and revenue stamps on Trustee's Deed; (3) all sums expended under the terms hereof, not then repaid with accrued interest at 10% per annum from date of expenditure; (4) all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto, or the Trustee, in its discretion, may deposit the balance of such proceeds with the County Clerk of the county in which the sale took place.

20. Upon the occurrence of any default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Deed in the manner provided by law for the foreclosure of mortgages, on real property and Beneficiary shall be entitled to recover in such proceeding all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the court.

21. Beneficiary may appoint a successor trustee at any time by filing for record in the office of the County Recorder of each county in which said property or some part thereof is situated, a substitution of trustee. From the time the substitution is filed for record, the new trustee shall succeed to all the powers, duties, authority and title of the trustee named herein or of any successor trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made, in the manner provided by law.

22. This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. All obligations of Trustor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledgee, of the note secured hereby. In this Trust Deed, whenever the context requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural.

23. Trustee accepts this Trust when this Trust Deed, duly executed and acknowledged, and is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Trust Deed or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party, unless brought by Trustee.

24. All notices hereunder shall be deemed to have been duly given if mailed by United States registered or certified mail, with return receipt requested, postage prepaid to the parties at the following addresses (or at such other addresses as shall be given in writing by any party to the others) and shall be deemed complete upon receipt or refusal to accept delivery as indicated in the return receipt, or by facsimile with a return receipt showing delivery with a hard copy mailed to the party receiving notice.

Trustor:
Provo Canyon Mining Company, L.L.C.
389 North University Ave.
Provo, Utah 84601
Attn: Richard D. Bradford
Fax: 801-374-6282

Beneficiary:
Four Seas Investment Company
A Nevada Limited Partnership
2124 Redbird Drive
Las Vegas, Nevada 89134
Fax: 702-737-7705.

With a copy to:
Wayne C. Close
1796 North Cobblestone Drive
Provo, Utah 84604
Fax: 801-371-0053.

25. If any provision hereof should be held unenforceable or void, then such provision shall be deemed separable from the remaining provisions and shall in no way affect the validity of this Deed of Trust except that if such provision relates to the payment of any monetary sum, then, Beneficiary may, at its option declare the indebtedness and all other sums secured hereby immediately due and payable.

27. Trustor acknowledges that in advancing the sums secured by this Deed of Trust, Beneficiary has relied upon the credit worthiness of Trustor. Therefore, in consideration of the foregoing and in order to protect Beneficiary under the Note and under this Deed of Trust, Trustor agrees that if Trustor sells, conveys, transfers, or disposes of the Property or any portion thereof, either voluntarily, involuntarily, or otherwise, or in the event the Promissory Note secured by this Trust Deed, or the Real Property securing this Note, is transferred, assigned or sold, the balance due on the Promissory Note or hereunder shall be immediately due and payable.

28. This Trust Deed shall be construed according to the laws of the State of Utah.

29. The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

Provo Canyon Mining Company, L.L.C., Trustor


Richard D. Bradford, Manager

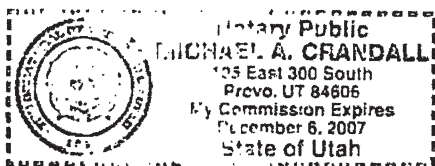
STATE OF UTAH)

) ss:

COUNTY OF UTAH)

On the 17 day of September 2007, personally appeared before me RICHARD D. BRADFORD who being by me duly sworn, says that he is Manager of Provo Canyon Mining Company, L.L.C., a Utah Limited Liability Company, that he executed the above and foregoing instrument and that said instrument was signed in behalf of said Provo Canyon Mining Company, L.L.C., by authority of its bylaws or a resolution of the minutes by its members and said Richard D. Bradford acknowledged to me that said limited liability executed the same.


NOTARY PUBLIC



REQUEST FOR FULL RECONVEYANCE

(To be used only when indebtedness secured hereby has been paid in full)

TO: TRUSTEE.

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Trust Deed. Said note, together with all other indebtedness secured by said Trust Deed has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Trust Deed, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Trust Deed delivered to you herewith, together with the said Trust Deed, and to reconvey, without warranty, to the parties designated by the terms of said Trust Deed, and the estate now held by you thereunder.

Dated _____

Mail reconveyance to: _____

Exhibit "A"

ENT 175871:2007 PG 9 of 9

Parcel # 1: Commencing at the Southwest Corner of the Southeast Quarter of Section 6, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 513 feet, to a point 100 feet radially distant Southeasterly from the control line of Project No. 019 at Engineer Station 50+34.11; thence Northeasterly 121 feet; more or less, along the arc of an 854.93 foot radius curve to the right to the North Boundary line; thence North 72 Deg. 30' East 480.30 feet; thence North 22 Deg. 18' East 71 feet; thence North 48 Deg. 28' East 85.4 feet; thence North 63 Deg. 17' East 505 feet; thence South 4 Deg. 10' West 1.5 chains; thence East 4.10 chains; thence South 14.20 chains; thence West 20 chains to the point of beginning.

Parcel #2: A parcel of land situate in the Southwest One Quarter of the Southeast One Quarter of Section 6, Township 6 South, Range 3 East, Salt Lake Base and Meridian. The boundaries of said parcel of land is described as follows:

Beginning at a point approximately 1049.40 feet East (which equals highway bearing North 89 Deg. 17' 19" East) along the South line of said Section 6, 937.20 feet, North (equals Highway North 0 Deg. 39' 53" West) and 99.00 feet, North 4 Deg. 10' East, (equals Highway North 3 Deg. 19' 11" East) from the South Quarter corner of said Section 6; running thence North 4 Deg. 10' East (equals Highway North 3 Deg. 10' 11" East) 124.78 feet more or less to the Southeasterly limited access line of the expressway U.S. Highway 189, known as Project No. F-019(25) at a point 100.00 feet perpendicularly distant Southeasterly from the control line of said project; thence South 63 Deg. 04' 46" West, (Highway bearing) 615.48 feet more or less, along said Southeasterly limited access line, parallel to said control line, to a point 40.00 feet perpendicularly distant Northeasterly from the centerline of an access road incident to the construction of said project; thence South 26 Deg. 55' 14" East (Highway bearing) 78.78 feet along a line parallel to said centerline, to a point tangent with a 164.63 foot radius curve to the left; thence Southeasterly 17.86 feet along the arc of said curve concentric with said centerline; thence North 48 Deg. 28" East, (equals Highway North 50 Deg. 42' 57" East) 48.51 feet; thence North 63 Deg. 17' East, (equals Highway North 65 Deg. 31' 57" East) 505.00 feet to the point of beginning. (Being old U.D.O.T. Parcel No. 52:STQ - Parcel 2)

Parcel #3: A parcel of land situate in the Southwest One Quarter of the Southeast One Quarter of Section 6, Township 6 South, Range 3 East, Salt Lake Base and Meridian. The boundaries of said parcel of land is described as follows:

Beginning in the Southeasterly limited-access line of the expressway, U.S. Highway 189; known as Project No. 019(25) at a point 100.00 feet radially distant Southeasterly from the control line of said project, which point is 586.00 feet North (which equals Highway bearing North 0 Deg. 39' 53" West) along the West line of said Southwest Quarter of the Southeast Quarter and approximately 78 feet, North 72 Deg. 30' East (which equals Highway bearing North 74 Deg. 44' 57" East) from the South Quarter corner of said Section 6; running thence North 72 Deg. 36' East, (equals Highway North 74 Deg. 44' 57" East) 458.54 feet more or less, to a point 40.00 feet radially distant Southwesterly from the centerline of an access road incident to the construction of said project; thence Northwesterly 75.85 feet along the arc of a 244.63 foot radius curve to the right concentric with said centerline (Note: Tangent to said curve at its point of beginning bears North 44 Deg. 41' 08" West); thence North 26 Deg. 55' 14" West, (Highway bearing) 78.78 feet to said Southeasterly limited access line at a point 100.00 feet perpendicularly distant Southeasterly from said control line; thence South 63 Deg. 04' 46" West (Highway bearing) 114.31 feet along said Southeasterly limited-access line, to a point tangent with an 854.93 foot radius curve to the left; thence Southwesterly 330 feet, more or less, along the arc of said curve concentric with said control line, to the point of beginning. (Being old U.D.O.T. Parcel No. 52:STQ - Parcel 1)

Parcel #4: A parcel of land situate in the Southwest One Quarter of the Southeast One Quarter of Section 6, Township 6 South, Range 3 East, Salt Lake Base and Meridian. Said parcel is described as parcel 019:52, in that certain Final Order of Condemnation recorded as Entry No. 19268, in Book 2146, Page 284 in the Utah County Records Office. Said parcel is a strip of land 80 feet wide, 40 feet on both sides of the following described centerline:

Beginning in the Southeasterly limited-access line of the expressway, U.S. Highway 189 known as Project No. 019(25) at a point 100.00 feet perpendicularly distant Southeasterly from the centerline of said project at Engineers Station 157+00, said point of beginning is 466.66 feet East (which has been inadvertently called out as "466.66 feet West" in prior conveyances), and 876.73 feet North from the South Quarter corner of said Section 6; thence South 26 Deg. 55' 14" East, 78.78 feet to a point of tangency with a 204.63 radius curve to the left; thence Southeasterly 52 feet more or less, along the arc of said curve to approximate Engineers Station 1+13. (Being old U.D.O.T. Parcel No. 52:Q)

- (b) If the county legislative body extends the property tax due date under Subsection (1)(a), the county legislative body shall publish a notice of the proclamation covering this extension:
 - (i) in a newspaper of general circulation in the county in at least two issues before November 1 of the year in which the taxes are to be paid; and
 - (ii) in accordance with Section 45-1-101 for two weeks before November 1.
- (2) In all cases where the county legislative body extends the property tax due date under Subsection (1), the date for the selling of property to the county for delinquent taxes shall be extended 30 days from the dates provided by law.

Amended by Chapter 201, 2015 General Session

59-2-1332.5 Mailing notice of delinquency or publication of delinquent list -- Contents -- Notice -- Definitions.

- (1) The county treasurer shall provide notice of delinquency in the payment of property taxes:
 - (a) except as provided in Subsection (4), on or before December 31 of each calendar year; and
 - (b) in a manner described in Subsection (2).
- (2) A notice of delinquency in the payment of property taxes shall be provided by:
 - (a)
 - (i) mailing a written notice that includes the information described in Subsection (3)(a), postage prepaid, to:
 - (A) each delinquent taxpayer; and
 - (B) if the delinquent property taxes are assessed on a base parcel, the record owner of each subdivided lot; and
 - (ii) making available to the public a list of delinquencies in the payment of property taxes:
 - (A) by electronic means; and
 - (B) that includes the information required by Subsection (3)(b); or
 - (b) publishing a list of delinquencies in the payment of property taxes:
 - (i) in one issue of a newspaper having general circulation in the county;
 - (ii) that lists each delinquency in alphabetical order by:
 - (A) the last name of the delinquent taxpayer; or
 - (B) if the delinquent taxpayer is a business entity, the name of the business entity; and
 - (iii) that includes the information described in Subsection (3)(b).
- (3)
 - (a) A written notice of delinquency in the payment of property taxes described in Subsection (2)
 - (a)(i) shall include:
 - (i) a statement that delinquent taxes are due;
 - (ii) the amount of delinquent taxes due, not including any penalties imposed in accordance with this chapter;
 - (iii)
 - (A) the name of the delinquent taxpayer; or
 - (B) if the delinquent taxpayer is a business entity, the name of the business entity;
 - (iv)
 - (A) a description of the delinquent property; or
 - (B) the property identification number of the delinquent property;
 - (v) a statement that a penalty shall be imposed in accordance with this chapter; and
 - (vi) a statement that interest accrues as of January 1 following the date of the delinquency unless on or before January 31 the following are paid:
 - (A) the delinquent taxes; and



PROPERTY INFORMATION

[mobile view](#)

Serial
Number: 20:013:0001 **Serial Life:** 1981...

Property Address:

Mailing Address: 1480 S STATE PROVO, UT 84606

Acreage: 24.123663

Last Document: [175869-2007](#)

Legal Description: COM AT S 1/4 COR. SEC. 6, T6S, R3E, SLB&M.; N 513 FT; ALONG A CURVE TO R (CHORD BEARS: N 37 DEG 38' 26" E 121.8 FT, RADIUS = 854.93 FT); N 72 DEG 30' 0" E 480.3 FT; N 22 DEG 18' 0" E 71 FT; N 48 DEG 28' 0" E 85.4 FT; N 63 DEG 17' 0" E 505 FT; S 4 DEG 10' 0" W 1.5 CH; E 4.1 CH; S 14.2 CH; W 20 CH TO BEG. AREA 24.124 AC.

Owner Names	Value History	Tax History	Location	Photos	Documents
2008...	PROVO CANYON MINING COMPANY LLC				
2008NV	PROVO CANYON MINING COMPANY LLC				
2007	FOUR SEASONS INVESTMENT CO				
2007NV	FOUR SEASONS INVESTMENT CO				
1996-2006	FOUR SEASONS INVESTMENT CO				
1994-1995	FOUR SEASONS INVESTMENT CO				
1991-1993	M D CLOSE FINANCE CO				
1989-1990	M D CLOSE FINANCE CO				
1989NV	M D CLOSE FINANCE CO				
1988	UTAH STATE DEPT OF TRANSPORTATION				
1988NV	UDOT				
1981-1987	M D CLOSE FINACE CO				

[Additional Information ▼](#)

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[Comments or Concerns on Value/Appraisal - Assessor's Office](#)

[Documents/Owner/Parcel information - Recorder's Office](#)

[Address Change for Tax Notice](#)

This page was created on 5/19/2016 3:55:20 PM

**PROPERTY INFORMATION**[mobile view](#)

Serial
Number: 20:013:0018 **Serial Life:** 2009...

Property Address:**Mailing Address:** 1480 S STATE PROVO, UT 84606**Acreage:** 0.226**Last Document:** [79937-2008](#)

Legal Description: COM N 876.72 FT & E 466.65 FT FR S 1/4 COR. SEC. 6, T6S, R3E, SLB&M.; S 63 DEG 4' 45" W 40 FT; S 26 DEG 55' 12" E 78.78 FT; ALONG A CURVE TO L (CHORD BEARS: S 33 DEG 20' 50" E 54.77 FT, RADIUS = 244.63 FT) ARC LENGTH = 54.89 FEET; N 72 DEG 30' 0" E 25.46 FT; N 23 DEG 44' 2" E 64.3 FT; ALONG A CURVE TO R (CHORD BEARS: N 30 DEG 1' 45" W 17.85 FT, RADIUS = 164.63 FT) ARC LENGTH = 17.86 FEET; N 26 DEG 55' 16" W 78.78 FT; S 63 DEG 4' 45" W 40 FT TO BEG. AREA 0.226 AC.

[Owner Names](#)[Value History](#)[Tax History](#)[Location](#)[Photos](#)[Documents](#)2011... [PROVO CANYON MINING CO LLC](#)2009-2010 [PROVO CANYON MINING CO LLC](#)[Additional Information ▼](#)**[Main Menu](#)**[Comments or Concerns on Value/Appraisal - Assessor's Office](#)[Documents/Owner/Parcel information - Recorder's Office](#)[Address Change for Tax Notice](#)

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**PROPERTY INFORMATION**[mobile view](#)**Serial****Number:** 20:013:0019 **Serial Life:** 2009...**Property Address:****Mailing Address:** 1480 S STATE PROVO, UT 84606**Acreage:** 0.811448**Last Document:** [79938-2008](#)

Legal Description: COM N 0 DEG 39' 53" W 876.78 FT & E 476.82 FT & S 63 DEG 4' 46" W 40 FT FR S 1/4 COR. SEC. 6, T6S, R3E, SLB&M.; S 63 DEG 4' 46" W 114.31 FT; ALONG A CURVE TO L (CHORD BEARS: S 52 DEG 13' 4" W 322.22 FT, RADIUS = 854.93 FT); N 72 DEG 30' 0" E 442.86 FT; ALONG A CURVE TO R (CHORD BEARS: N 33 DEG 20' 54" W 54.77 FT, RADIUS = 244.63 FT); N 26 DEG 55' 18" W 78.78 FT TO BEG. AREA 0.811 AC.

Owner Names	Value History	Tax History	Location	Photos	Documents
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2011... [PROVO CANYON MINING CO LLC](#)2009-2010 [PROVO CANYON MINING CO LLC](#)[Additional Information ▼](#)**[Main Menu](#)**[Comments or Concerns on Value/Appraisal - Assessor's Office](#)[Documents/Owner/Parcel information - Recorder's Office](#)[Address Change for Tax Notice](#)

This page was created on 5/19/2016 3:54:49 PM

**PROPERTY INFORMATION**[mobile view](#)

Serial
Number: 20:013:0018 **Serial Life:** 2009...

Property Address:**Mailing Address:** 1480 S STATE PROVO, UT 84606**Acreage:** 0.226**Last Document:** [79937-2008](#)

Legal Description: COM N 876.72 FT & E 466.65 FT FR S 1/4 COR. SEC. 6, T6S, R3E, SLB&M.; S 63 DEG 4' 45" W 40 FT; S 26 DEG 55' 12" E 78.78 FT; ALONG A CURVE TO L (CHORD BEARS: S 33 DEG 20' 50" E 54.77 FT, RADIUS = 244.63 FT) ARC LENGTH = 54.89 FEET; N 72 DEG 30' 0" E 25.46 FT; N 23 DEG 44' 2" E 64.3 FT; ALONG A CURVE TO R (CHORD BEARS: N 30 DEG 1' 45" W 17.85 FT, RADIUS = 164.63 FT) ARC LENGTH = 17.86 FEET; N 26 DEG 55' 16" W 78.78 FT; S 63 DEG 4' 45" W 40 FT TO BEG. AREA 0.226 AC.

Owner Names	Value History	Tax History	Location	Photos	Documents
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2011... [PROVO CANYON MINING CO LLC](#)2009-2010 [PROVO CANYON MINING CO LLC](#)[Additional Information ▼](#)**[Main Menu](#)**[Comments or Concerns on Value/Appraisal - Assessor's Office](#)[Documents/Owner/Parcel information - Recorder's Office](#)[Address Change for Tax Notice](#)

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DATE	TELLER	TRANSACTION / TYPE	ACCOUNT-SFX	PREV BAL	CHK AMT	END BAL
19MAY16	4452-127	Loan Principal Adva	1195495-58	0.00	420000.00	420000.00
25.41	25JUN16	Monthly	0.010616	3.875	JAMIE S	
Payee: UTAH COUNTY TREASURER						
SHARE BALANCES						
		S (0)	ZSD (9)			
		0.00	0.00			
LOAN BALANCES						
		Loan (58)				
		420000.00				

CHECK NO : 2115780

UTAH COUNTY TREASURER***



OFFICE OF THE
UTAH COUNTY TREASURER
TAX SALE RECEIPT

CURRENT OWNER OF RECORD:

PROVO CANYON MINING COMPANY
%TURLEY, STEVE OWNER
1480 S STATE ST
PROVO, UT 84606-6406

SERIAL NUMBER: 98:110:0151
DATE RECEIVED: 05/19/2016 12:02
TAX DISTRICT: (110) PROVO CITY
STATION: ICN17485

LEGAL DESCRIPTION:

PROVO (PCMC) PIT PN 838 PARCEL 20-013-0001; PROVO (PCMC) PIT PN 82886 PARCEL 20-013-0018; PROVO (PCMC) PIT PN 82885 PARCEL 20-013-0019; PROVO (PCMC) PIT PN 82884 PARCEL 20-013-0020

Tax Year	Principal	Penalty	Fees	Interest	Total	Check ID
2015	853.70	21.34	0.00	23.43	898.47	283300
2014	818.95	20.47	0.00	81.24	920.66	283300
2013	876.59	21.91	0.00	149.85	1,048.35	283300
2012	904.56	22.61	0.00	219.53	1,146.70	283300
2011	878.01	21.95	414,809.77	276.09	415,985.82	283300
Total	4,331.81	108.28	414,809.77	750.14	420,000.00	

Total amount paid: 05/19/2016 **420,000.00**

Received From : UT COMM CU C CK- JAMIE EVANS

Amounts tendered by check constitute conditional payment pending actual receipt of funds. ANY INSUFFICIENT DRAFT RENDERS THIS PAYMENT NULL AND VOID.

Verify the parcel description for accuracy; this office is not responsible if payment is made on the wrong property.

Received By: TERESAB

Deputy

KIM JACKSON
Treasurer, Utah County
100 East Center Ste 1200
Provo, UT 84606-3159
(801) 851-8255 (option #3)

Property Serial Number: 98:110:0151

Sale Date: 5/19/2016



Bidder Number: 45

BID FOR TAX DEED

Description of Property:

PROVO (PCMC) PIT PN 838 PARCEL 20-013-0001; PROVO (PCMC) PIT PN 82886 PARCEL 20-013-0018; PROVO (PCMC) PIT PN 82885 PARCEL 20-013-0019; PROVO (PCMC) PIT PN 82884 PARCEL 20-013-0020

I hereby offer Utah County:

Tax, Penalty, Interest:	\$5,190.23
Greenbelt Tax, Penalty, Interest:	0.00
Administrative Fee/Title Search Fee:	\$165.00
Total:	<u>\$5,355.23</u>
Bid Price:	\$420,000.00
Bid Margin:	\$414,644.77

for a tax deed for the above described property and present:

Cash ☐

Cashiers Check ☐

It is specifically understood and mutually agreed by and between the undersigned and Utah County that in the case of error in the description of the property for which this bid is made, or if the bid is insufficient, or if the property has been legally withdrawn from sale, or if for any reason Utah County cannot convey tax title to said property, said Utah County shall refund to said bidder the amount tendered and thereafter be relieved of any and all obligations hereunder.

Bidder Signature

Bidder Signature

DEED TO BE ISSUED IN THE NAME OF THE BIDDER (S)

JAMIE EVANS

Name

2068 MOUNTAIN VISTA LN

Address

PROVO, UT

City

84606

Zip

(801)377-9999

Telephone / Cell

JAMIE@EVANSGRADER.COM

Email

Name

Address

City

Telephone / Cell

Email

Customer Copy



Utah State Tax Commission
Property Tax Division
2012 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

AY: 2012 County: UTAH Tax Area: 110 - 0000 TP #: 13467 County Key: 98-110-0151

Property Name: PROVO (PCMC) PIT **Property Number: 838**
Unit Name: PROVO CYN (PCMC) PIT Unit Number: 100292
Parcel Number: 20-013-0001 Tp Prop Id:
Survey Number: Parcel Acres: 24.120
Location: T6S R3E SEC 6 SLBM Mine Acres: 24.120
Operator Acres: 24.120

Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER
MINING. NOT CURRENTLY LEASED

Land Taxable Value: \$68,742
Improvement Taxable Value: \$0
Personal Property Taxable Value: \$0
CWIP Taxable Value: \$0

Total Taxable Value: \$68,742

Property Name: PROVO (PCMC) PIT **Property Number: 82886**
Unit Name: PROVO CYN (PCMC) PIT Unit Number: 100292
Parcel Number: 20-013-0018 Tp Prop Id:
Survey Number: Parcel Acres: 0.226
Location: T6S R3E SEC 6 SLBM Mine Acres: 0.226
Operator Acres: 0.226

Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER
MINING. NOT CURRENTLY LEASED

Land Taxable Value: \$644

Total Taxable Value: \$644

Property Name: PROVO (PCMC) PIT **Property Number: 82885**
Unit Name: PROVO CYN (PCMC) PIT Unit Number: 100292
Parcel Number: 20-013-0019 Tp Prop Id:
Survey Number: Parcel Acres: 0.810
Location: T6S R3E SEC 6 SLBM Mine Acres: 0.810
Operator Acres: 0.810

Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) WHITAKER CONSTRUCTION NO LONGER
MINING. NOT CURRENTLY LEASED

Land Taxable Value: \$2,308

Total Taxable Value: \$2,308

AY: 2011 County: UTAH Tax Area: 110 - 0000 TP #: 13467 County Key: 98-110-0141

Property Name: PROVO (PCMC) PIT	Property Number: 82884
Unit Name: PROVO CYN (PCMC) PIT	Unit Number: 100292
Parcel Number: 20-013-0020	Tp Prop Id:
Survey Number:	Parcel Acres: 1.010
Location: T6S R3E SEC 6 SLBM	Mine Acres: 1.010
	Operator Acres: 0.000
	Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PCMC (13467), LEASED TO WHITAKER CONSTRUCTION (13813)

Land Taxable Value: \$2,878

Total Taxable Value: \$2,878

Total Tax Area Land Taxable Value: \$74,572

Total Tax Area 110 - 0000 Taxable Value: \$74,572

TOTAL UTAH COUNTY TAXABLE VALUE: \$74,572

TOTAL PROVO CANYON MINING COMPANY TAXABLE VALUE: \$74,572



Utah State Tax Commission
Property Tax Division
2011 NOTICE OF VALUATION
DETAIL BY TAX AREA
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

AY: 2011 County: UTAH Tax Area: 110 - 0000 TP #: 13467 County Key: 98-110-0141

Property Name: PROVO (PCMC) PIT

Unit Name: PROVO CYN (PCMC) PIT

Parcel Number: 20-013-0001

Survey Number:

Location: T6S R3E SEC 6 SLBM

Property Number: 838

Unit Number: 100292

Tp Prop Id:

Parcel Acres: 24.120

Mine Acres: 24.120

Operator Acres: 0.000

Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PROVO CANYON MINING COMPANY (13467) LEASED TO WHITAKER CONSTRUCTION (13813)
VANROK LLC IS NO LONGER THE OPERATOR OF THE PIT AND IS NO LONGER IN BUSINESS

Land Taxable Value: \$68,742

Improvement Taxable Value: \$0

Personal Property Taxable Value: \$0

CWIP Taxable Value: \$0

Total Taxable Value: \$68,742

Property Name: PROVO (PCMC) PIT

Unit Name: PROVO CYN (PCMC) PIT

Parcel Number: 20-013-0018

Survey Number:

Location: T6S R3E SEC 6 SLBM

Property Number: 82886

Unit Number: 100292

Tp Prop Id:

Parcel Acres: 0.226

Mine Acres: 0.226

Operator Acres: 0.000

Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PCMC (13467), LEASED TO WHITAKER CONSTRUCTION (13813)

Land Taxable Value: \$644

Total Taxable Value: \$644

Property Name: PROVO (PCMC) PIT

Unit Name: PROVO CYN (PCMC) PIT

Parcel Number: 20-013-0019

Survey Number:

Location: T6S R3E SEC 6 SLBM

Property Number: 82885

Unit Number: 100292

Tp Prop Id:

Parcel Acres: 0.810

Mine Acres: 0.810

Operator Acres: 0.000

Ownership %: 100.0000%

Comments (may be truncated for report display):

LAND OWNED BY PCMC (13467), LEASED TO WHITAKER CONSTRUCTION (13813)

Land Taxable Value: \$2,308

Total Taxable Value: \$2,308



Utah State Tax Commission
Property Tax Division
2011 NOTICE OF VALUATION
SUMMARY BY PROPERTY
SAND & GRAVEL

PROVO CANYON MINING COMPANY

Taxpayer Number: 13467

DEE BRADFORD
389 N UNIVERSITY AVE
PROVO UT 84601

The Utah State Tax Commission has determined your properties to have the taxable values as of January 1, 2011 pursuant to Utah Code Ann. 59-2-201.

Attached is a copy of our valuation for your review. Included is a Record of Assessment listing these taxable values by tax area. Instructions for your appeal rights are found at:
<http://propertytax.utah.gov/centrally-assessed-properties/appeals>.

Unit Name	Unit No. County	Taxable Value
PROVO CYN (PCMC) PIT	100292 UTAH	\$74,572
TAXPAYER TOTAL		\$74,572